

Rio Bravo

RV Resort

Detailed Project Information

Economic Impact

- Approximately \$7 to 8 million dollar project utilizing a General Contractor with previous RV Resort experience, and local sub-contractors to the greatest extent possible.
- Approximately 17 FTE's year round including seasonal and full time employees at an average wage \$25,000 to \$30,000/year.
- An increase in property taxes of approximately \$65,000 per year
- Increase in local (County and City) of between \$75,000 and \$100,000/year
- Increase in Bed Tax (both taxes total) of an additional \$25,000/year
- Building Permit Approximately \$10,000
- Letters of intent from 3 additional retail businesses looking to locate in Alamosa because of this proposal. The businesses range from one small downtown type business to two large RV related businesses that are new and currently unfilled niches in the community.
- The average RV'r spends between \$25 and \$40 per day in town and the demographic seems to favor local eating and shopping that will boost the local economy. This could translate to \$7,500 to \$10,000 dollars per day spent in Alamosa when at or near Resort capacity.
- The intention of the resort owners is to work with the golf board to include a club membership to the golf course. Whether they RV'r goes golfing or not, the course would receive income. Also, the increased numbers of visitors to the immediate area should help make the restaurant at the golf course viable enough to sustain a establishment where we have struggled in the past.
- Financing will be done through Alamosa State Bank

Ownership

The ownership group consists of 4 owners, three of which will be full time residents of Alamosa.

The first owner is a local architect and has lived in Alamosa with his wife for the past four years operating his own architect office in downtown Alamosa.

The second owner is from Texas and has been coming to the San Luis Valley for several years. He recently lived in a similar resort between Colorado Springs and Denver, but is now living in an RV Park in Del Norte. He will relocate to this park when it is built.

Owner number three was born and raised in California and is currently living in the Coast to Coast Resort between Colorado Springs and Denver. His wife is a nurse who is looking for employment and is also hoping to open a business here. They will be living at the resort full time as well but are discussing options to move here as soon as possible

Owner number four, the original developer of the Cottonwoods Phase 1, lives in Durango, Colorado and although will likely not be moving here, he will be helping lead the Rio Bravo Resort construction team during the construction process.

Water Usage

Rio Bravo Resort will be built in 2 phases: the 1st phase is proposed on approximately 35 acres of the City of Alamosa Ranch property, if this proposal is accepted by the city. The current conceptual plan for Phase 1 will be situated parallel to the River Road, and will proceed west and south to our proposed newly constructed “Rio Bravo Boulevard”. This site plan placement will necessitate the relocation of the existing “Independent Ditch” which serves to irrigate the Cattails Golf Course as well as adjacent lands. The Rio Bravo Architecture and Engineering team will work closely with Mark Wright, City of Alamosa Public Works Engineer, City staff, and our Civil Engineering sub-consultants to properly re-design, re-align, and re-construct a new “Independent Ditch” adjacent to the final proposed Rio Bravo Resort layout. The Ditch will be designed to carry the same capacity of water as it does currently, and serve the same areas as well.

With regard to the anticipated domestic water consumption of the Resort, the water system and plumbing infrastructure will be designed and constructed in accordance with the National Fire Protection Association , NFPA 1192 Standard on Recreational Vehicles 2015 Edition, Chapter 7. An average domestic water demand for the Resort will be approximately 30 gallons per day per site accessing City water.

Vehicular Access

Traffic management and access: Resort traffic will exit off Highway 17 at Spashland where CDOT already has turn lanes allowing safe turning in both directions. They will travel west to and on the North River Road for a total of just over one mile to the newly paved 36 ft wide Rio Bravo Boulevard, which will terminate at the City Disc Golf Course. There will be NO RV traffic access to the Resort through existing neighborhoods at the golf course with the current proposal.

Our design team is in conversation with the City Public Works Dept. regarding the possible addition of trails around the Resort, and these conversations will continue as needed during the remainder of the planning process.

Rio Bravo Resort seeks to design our resort and surrounding open spaces in accordance with the City of Alamosa Planned Unit Development , PUD, zoning requirements. To facilitate this process, we propose to continue pre-design meetings with the City of Alamosa Public Works, Planning and Zoning, Building Department Staff, and City Manager at such time as practical subsequent to the potential Council approval of the sale/swap of private and City owned Ranch land.

Phased Project

The project, in its current proposed form, would consist of two phases of construction.

Phase I would be on the proposed City property-This is due to several reasons. The main swimming pool and clubhouse will be on that property and that phase will be open to all ages. It will also be quickest to build allowing for an earlier business start and quicker payback on financed money. This phase will be open all year.

Phase II would consist of approximately 130 55 and over RV spaces keeping the impact to golfers to a minimum. This phase is expected to be closed during winter months.

Other Considerations

Good Sam / Coast to Coast networks require extremely high levels of added amenities such as swimming pools and clubhouses for activities, along with inspected and rated upkeep and general appearance of their resorts. The intent of this resort is to be the highest level resort Coast to Coast recognizes. In order to do so, there will be a standard of RV allowed. (This does not mean only high end RV's allowed, but that those allowed will not bring the appearance of the park down to a level that inhibits the highest ratings.)

There will be quiet hours enforced

All exterior lighting will be Dark Sky type lighting designed to reduce:

Glare –excessive brightness that causes visual discomfort and

Sky glow – brightening of the night sky over inhabited areas.

Light trespass – light falling where it is not intended or needed

Clutter – bright, confusing and excessive groupings of light sources

Generators will be not allowed while staying at the resort.

The owners resort design will be full of landscaping including grass for every space and trees located throughout the resort. There will also be a tall and likely shaped, privet or privet-like shrub exterior landscape barrier to provide a visual barrier.